

**Agency: University of Alaska****Project Title:**

# UAA Sports Arena - Planning, Design, and Site Preparation

**State Funding Requested: \$ 15,000,000**  
Future Funding May Be Requested**House District: Anchorage Areawide (17-32)****Brief Project Description:**

Planning, design and site preparation for a 7500 seat ice and flexible athletic facility and public event venue with outdoor game fields and associated parking.

**Funding Plan:****Total Cost of Project: \$80,000,000**Funding Secured*Amount FY*Other Pending Requests*Amount FY*Anticipated Future Need*Amount FY*

There is no other funding needed

**Detailed Project Description and Justification:**

The existing Wells Fargo Sports Complex was built in 1977 and is drastically undersized to serve the campus needs for the competitive athletic program at UAA. The UAA Sports Arena is a new facility designed to address the sports and recreation needs of UAA's growing student population and the needs of the surrounding Anchorage Community consistent with the Anchorage 2020 plan.

The project is envisioned as a 7500 seat ice and flexible athletic facility that can serve as a public event venue. The arena will house the intercollegiate athletic programs, include team meeting rooms, practice and training areas, coaching and administrative offices, and building support spaces.

**Project Timeline:**

Expenditures can begin in FY09

**Entity Responsible for the Ongoing Operation and Maintenance of this Project:**

University of Alaska

**Grant Recipient Contact Information:**

Contact Name: Fran Ulmer, Chancellor

Phone Number: 907-786-1480

Address: University of Alaska Anchorage

3211 Providence Drive, Anchorage, Alaska 99508

Email:

Has this project been through a public review process at the local level and is it a community priority? ☒ Yes ☐ No

## UAA Sports Arena, Phase 1 (GF: \$80,000.0)

The UAA Sports Arena, Phase 1, is a new 130,000 square foot facility designed to provide much-needed space for athletics, health, physical education, and recreation (HPER) academic classes, and student exercise opportunities. The facility will feature a three-court gymnasium that can be transformed into a 3,500 seat performance gym for basketball, volleyball, and other university and community events. The facility will also house a gymnastics facility, and a two-court auxiliary gym for additional student, academic, and community use. A one-eighth mile running track will circle the performance gymnasium. The facility will also house a fitness center, training room, locker rooms, academic classrooms, and administration offices and storage. The 2003 UAA Master Plan included a sports arena to provide for UAA athletics, recreation, academic, and community needs. This project, Phase 1, will meet all these needs except for one: a new hockey arena (Phase 2). UAA rents the Sullivan Arena for hockey games and the Great Alaska Shootout and must compete against many other users, including the Anchorage Aces. UAA has begun discussions with the Municipality exploring possible partnerships for an improved Sullivan Arena or a new hockey arena.

Currently, all of our student recreation, student-athletic practices and games, academic classes, and community uses must take place in the 85,000 square foot Wells Fargo Sports Complex. It was built over forty years ago to accommodate the recreation needs of a small community college. It has become woefully inadequate for the multiple needs of the largest metropolitan university in Alaska.

UAA, a campus of more than 15,000 students, has athletic, student, and physical education facilities that are much too small and inadequate for a university community of our size. Witness the NCAA Division II Western Regional Men's Basketball Finals, hosted by UAA, the number one seed, in a thirty year old gym with less seating than either Anchorage West or East High Schools. For three days and nights, this 1000 seat gym played host to top-notch college basketball teams from throughout the West (all teams will much better gym facilities). We were unable to accommodate the thousands of requests for tickets due to the size of the Wells Fargo gym. The alternative venue, the Municipality's Sullivan Arena, was unavailable, having been booked for this time period months in advance.

UAA made history on March 17, 2008, by winning both the men and women NCAA Division II Western Regional Championships. Both teams are now participating in their respective national championship series. UAA has had significant success in other sports. This year, the track and field teams set nine school records and the ski team finished eighth in the United States.

While UAA's athletes are excelling in their respective sports, the facility they practice and play in isn't scoring high with anyone. It is time for the

community to recognize the needs of an expanding university and build adequate facilities for our students and our community.

Seating capacity is one of many deficiencies. Locker room facilities are insufficient. The entire gymnastics program is housed off-campus. Storage and office space is severely lacking. There is no classroom space in the sports center, despite a thriving health, physical education and recreation major. And the teaching facilities that are available are overcrowded, offering only 64 square feet per student, compared with the recommended minimum of 125 square feet.

Solutions to these problems have been discussed since 1990, when an analysis first determined that UAA was low on space for current enrollment levels. The need has only grown over the past 18 years; however, no long-term solution has ever been reached.

Today, UAA is faced with an exciting opportunity to design and construct a new athletic facility, one that would provide the space, facilities and equipment our intercollegiate teams need to succeed and our students and community to enjoy our University sports and recreation programs.

The proposed facility will allow the Wells Fargo Sports Complex to once again become the primary student recreational facility on campus. The hockey team will be the only intercollegiate sport housed in the Wells Fargo.

Public support for a project like this is strong. A recent poll showed 85 percent of people thought UAA sports were important or very important for the Anchorage community. Eighty-four percent said a new facility would improve UAA sports programs, and 83 percent said it would make UAA more attractive to prospective students.

This project will offer many benefits to current and future students, as well as the university and community at large, which is why it has been made a part of UAA's long-term strategic plan. A new sports facility promises to increase UAA's visibility and reputation, both in state and out, and make UAA a more attractive option, not only for out-of-state students but to keep Alaska's best and brightest here at home for their education. It will also create a more vibrant campus life, which improves student satisfaction and retention. It will offer more opportunities for the community and strengthen our academic offerings.

The need is clear. The benefits are clear. And the students, campus and community can't wait another 20 years for a solution. The time to act is now.

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# UNIVERSITY OF ALASKA ANCHORAGE

## DRAFT Proposed Athletic Center Budget

Hastings & Chivetta Architects/McCool Carlson Green

3/21/2008

Athletics		Cost Range
Public Spaces	4,420 SF	
Team Meeting Rooms	2,160 SF	
Performance Gymnasium	37,005 SF	
Gymnastics Facility	11,860 SF	
Auxiliary Gymnasium	14,800 SF	
Fitness	4,770 SF	
Training Room	1,680 SF	
User Support	10,010 SF	
Administration (Athletic Department)	7,015 SF	
Academic Support Facilities	3,876 SF	

Net Building Area	75%	97,596 SF
Circulation/Walls/Building Support	25%	32,532 SF
Gross Building Area	100%	130,128 SF
		\$357 /SF \$46,390,513

### CONSTRUCTION COST

A New Construction (Total Gross from above)				\$46,390,513
B Site Development Cost	19%	x A		\$8,688,943
Surface Parking	2,500 spaces	\$ 1,500 per space		\$3,750,000
C TOTAL CONSTRUCTION COST	A+B			\$452 /SF \$58,829,456

### SOFT COSTS

D FF&E	4%	x C		\$2,353,178
E Admin/Design/CM	15%	x C		\$8,824,418
F Art	1%	x C		\$588,295
G Construction Contingency	10%	x C		\$5,882,885
H Project Contingency/Escalation	6%	x C		\$3,521,767
I TOTAL SOFT COST	D+E+F+G+H			\$163 /SF \$21,170,543

J TOTAL PROJECT COST	C+I			\$615 /SF \$80,000,000
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# UNIVERSITY OF ALASKA - ANCHORAGE

## DRAFT Proposed Athletic Center Program

Hastings & Chivetta Architects, Inc./ McCool Carlson Green

Component	No. of Units	Area SF	Total SF
<b>1.00 Public Spaces</b>			
1.01 Vestibule	2 vest	400 SF	800 SF
1.02 Lobby	1 area	1,500 SF	1,500 SF
1.03 Control Desk	1 desk	200 SF	200 SF
1.04 Operations Office	1 room	120 SF	120 SF
1.05 Vending Area	2 areas	100 SF	200 SF
1.06 Ticket Office	1 room	500 SF	500 SF
1.07 Men's Restroom	2 rooms	250 SF	500 SF
1.08 Women's Restroom	2 rooms	300 SF	600 SF
<b>Public Spaces Total</b>			<b>4,420 SF</b>

<b>2.00 Team Meeting Rooms</b>			
2.01 Meeting Room (80 person) (divisible into 2 rooms)	1 room	2,000 SF	2,000 SF
2.02 Student Meeting Storage Rooms	2 rooms	80 SF	160 SF
<b>Team Meeting Rooms Total</b>			<b>2,160 SF</b>

<b>3.00 Performance Gymnasium</b>			
3.01 Performance Gymnasium	1 room	28,000 SF	28,000 SF
3.02 Performance Gymnasium Telescoping Seating	3500 seats	Chair-back	
3.03 Performance Gymnasium Storage	1 room	1,200 SF	1,200 SF
3.04 Performance Gymnasium Concourse	1 area	6,400 SF	3,725 SF
3.05 Performance Gymnasium Lobby	1 area	2,500 SF	2,500 SF
3.06 Performance Gymnasium Concession	1 room	200 SF	200 SF
3.07 Performance Gymnasium Concession Storage	1 room	100 SF	100 SF
3.08 Hall of Fame	1 room	1,000 SF	1,000 SF
3.09 Hall of Fame Storage	1 room	120 SF	120 SF
3.10 Hall of Fame Kitchen	1 room	100 SF	100 SF
3.11 Hall of Fame Toilet	1 room	60 SF	60 SF
<b>Performance Gymnasium Total</b>			<b>37,005 SF</b>

UNIVERSITY OF ALASKA - ANCHORAGE

DRAFT Proposed Athletic Center Program

Hastings & Chivetta Architects, Inc./ McCool Carlson Green

Component	No. of Units	Area SF	Total SF
<b>5.00 Gymnasium</b>			
5.01 Floor Exercise & Apparatus Area	1 room	7,800 SF	7,800 SF
5.02 Office	1 room	160 SF	160 SF
5.03 Storage	1 room	400 SF	400 SF
5.04 Observation Deck (500 Spectators)	1 area	3,500 SF	3,500 SF
<b>Gymnastic Facility Total</b>			<b>11,860 SF</b>
<b>5.00 Gymnasium</b>			
5.01 2-Court Auxiliary Gym	1 room	14,000 SF	14,000 SF
5.02 Gym Storage	1 room	800 SF	800 SF
<b>Auxiliary Gymnasium Total</b>			<b>14,800 SF</b>
<b>6.00 Fitness</b>			
6.01 Cardiovascular Area	1 area	1,200 SF	1,200 SF
6.02 Strength Area	1 area	1,200 SF	1,200 SF
6.03 Free Weight Area	1 area	1,800 SF	1,800 SF
6.04 Fitness Control Desk	1 desk	150 SF	150 SF
6.05 Strength Coach's Office	1 room	120 SF	120 SF
6.06 Fitness Storage	1 room	300 SF	300 SF
<b>Fitness Total</b>			<b>4,770 SF</b>

# UNIVERSITY OF ALASKA - ANCHORAGE

## DRAFT Proposed Athletic Center Program

Hastings & Chivetta Architects, Inc./ McCool Carlson Green

Component	No. of Units	Area SF	Total SF
<b>7.00 Training Room</b>			
7.01 Taping Area	1 area	200 SF	200 SF
7.02 Hydro-Therapy	1 room	200 SF	200 SF
7.03 Treatment Area	1 area	220 SF	220 SF
7.04 Rehab Area	1 area	350 SF	350 SF
7.05 Trainer's Office	1 room	120 SF	120 SF
7.06 Assistant Trainer's Office	2 rooms	100 SF	200 SF
7.07 Exam Room	1 room	100 SF	100 SF
7.08 Cooler Room	1 room	115 SF	115 SF
7.09 Storage Room	1 room	115 SF	115 SF
7.10 Toilet Room	1 room	60 SF	60 SF
<b>Training Room Total</b>			<b>1,680 SF</b>
<b>8.00 User Support</b>			
8.01 Women's Varsity Gymnastics Locker Room (15)	1 room	300 SF	300 SF
8.02 Women's Varsity Volleyball Locker Room (20)	1 room	350 SF	350 SF
8.03 Women's Varsity Track & Field/CC Locker Room (25)	1 room	400 SF	400 SF
8.04 Women's Varsity Future Team Locker Room (25)	1 room	400 SF	400 SF
8.05 Women's Varsity Locker Room Toilet & Showers	1 room	800 SF	800 SF
8.06 Men's Varsity Skiing Locker Room (15)	1 room	300 SF	300 SF
8.07 Men's Varsity Track & Field/CC Locker Room (25)	1 room	400 SF	400 SF
8.08 Men's Varsity Future Team Locker Room (25)	1 room	400 SF	400 SF
8.09 Men's Varsity Locker Room Toilet & Showers	1 room	750 SF	750 SF
8.10 Women's Varsity Basketball Locker Room (20)	1 room	700 SF	700 SF
8.11 Men's Varsity Basketball Locker Room (20)	1 room	700 SF	700 SF
8.12 Official's Locker Rooms	2 rooms	220 SF	440 SF
8.13 Women's Coaches' Locker Rooms	1 room	300 SF	300 SF
8.14 Men's Coaches' Locker Rooms	1 room	400 SF	400 SF
8.15 Visitor's Locker Rooms	2 rooms	500 SF	1,000 SF
8.16 Equipment Issue	1 room	150 SF	150 SF
8.17 Equipment Manager Office	1 room	120 SF	120 SF
8.18 Equipment Storage	1 room	1,500 SF	1,500 SF
8.19 Equipment Laundry	1 area	400 SF	400 SF
8.20 Event/Catering Kitchen	1 room	200 SF	200 SF
<b>User Support Total</b>			<b>10,010 SF</b>

# UNIVERSITY OF ALASKA - ANCHORAGE

## DRAFT Proposed Athletic Center Program

Hastings & Chivetta Architects, Inc./ McCool Carlson Green

Component	No. of Units	Area SF	Total SF
<b>9.00 Administration (Athletic Department)</b>			
9.01 Reception Area / Waiting	1 area	200 SF	200 SF
9.02 Director's Office	1 room	180 SF	180 SF
9.03 Associate Director	2 rooms	150 SF	300 SF
9.04 Administrative Assistant	2 rooms	100 SF	200 SF
9.05 Coaches' Offices	14 rooms	120 SF	1,680 SF
9.06 Assistant Coaches' Offices	14 rooms	100 SF	1,400 SF
9.07 Sports Information Office	1 room	120 SF	120 SF
9.08 Part Time Assistant Coaches' Office	8 cubicles	64 SF	512 SF
9.09 Conference Room	1 room	500 SF	500 SF
9.10 Video Editing	1 room	180 SF	180 SF
9.11 Student Employee Work Stations	4 cubicles	48 SF	192 SF
9.12 Marketing Production Room	1 room	200 SF	200 SF
9.13 Work Room	1 room	200 SF	200 SF
9.14 Break Room	1 room	200 SF	200 SF
9.15 Storage Room	2 rooms	100 SF	200 SF
9.16 Suite Toilet Room	2 rooms	60 SF	120 SF
9.17 Suite Circulation	25% area	631 SF	631 SF
<b>Administration (Athletics Department) Total</b>			<b>7,015 SF</b>
<b>10.00 Academic Support Facilities</b>			
10.01 Reception Area / Waiting	1 area	200 SF	200 SF
10.02 Director's Office	1 room	180 SF	180 SF
10.03 Associate Director	2 rooms	145 SF	290 SF
10.04 Administrative Assistant	1 cubicle	80 SF	80 SF
10.05 Conference Room	1 room	250 SF	250 SF
10.06 Computer Lab	1 room	750 SF	750 SF
10.07 Tutor Rooms	1 room	80 SF	80 SF
10.08 Study Room	1 room	1,200 SF	1,200 SF
10.09 Storage Room	1 room	100 SF	100 SF
10.10 Suite Circulation	25% area	746 SF	746 SF
<b>Academic Support Facilities Total</b>			<b>3,876 SF</b>



UNIVERSITY OF ALASKA - ANCHORAGE

DRAFT Proposed Athletic Center Program

Hastings & Chivetta Architects, Inc./ McCool Carlson Green

Component	No. of Units	Area SF	Total SF
<b>11.00 Building Support</b>			
11.01 Mechanical	4 rooms	2,500 SF	10,000 SF
11.02 Electrical	1 room	400 SF	400 SF
11.03 Server Room	1 room	80 SF	80 SF
11.04 Server Closets	3 rooms	150 SF	450 SF
11.05 Custodial Closets	4 rooms	80 SF	320 SF
11.06 Building Maintenance	1 room	150 SF	150 SF
11.07 Building Maintenance Office	1 room	200 SF	200 SF
11.08 Receiving/Loading Dock	1 room	225 SF	225 SF
11.09 Recycling Area	1 room	80 SF	80 SF
11.10 Custodial Storage	1 room	80 SF	80 SF
11.11 Elevator	1 elev	80 SF	80 SF
11.12 Elevator Machine	1 room	50 SF	50 SF
<b>Building Support Total</b>			<b>12,115 SF</b>

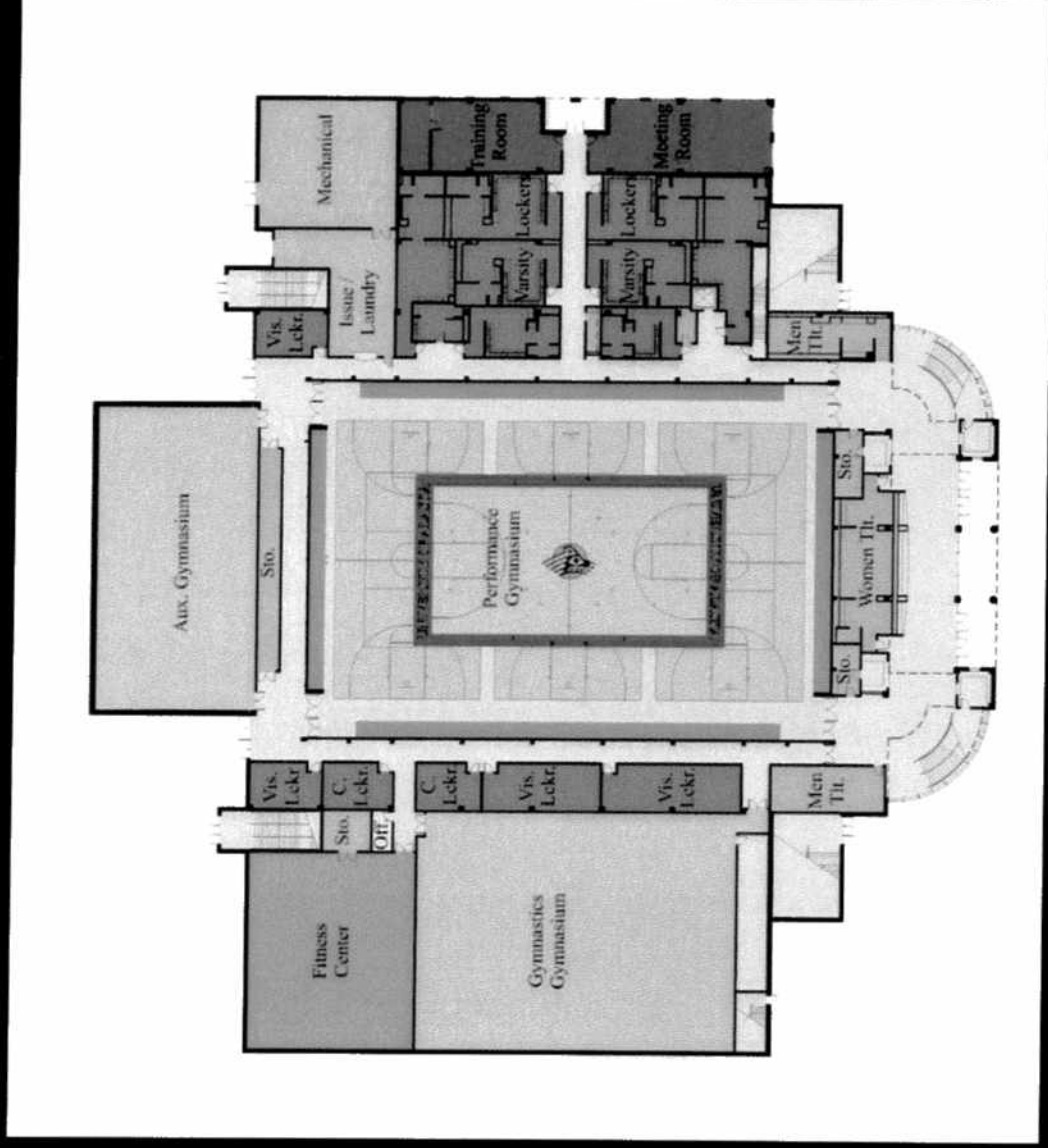
<b>Net Building Area</b>	<b>75%</b>	<b>97,596 SF</b>
<b>Bldg Support, Circulation and Walls</b>	<b>25%</b>	<b>32,532 SF</b>
<b>Gross Building Area</b>		<b>130,128 SF</b>
Total of Mechanical Areas	8% of GSF	10,930 SF

**UNIVERSITY Of ALASKA - ANCHORAGE**  
**DRAFT Proposed Athletic Center Program**  
Hastings & Chivetta Architects, Inc./ McCool Carlson Green

Component	No. of Units	Area SF	Total SF
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# Stand Alone Athletic Facility

## ■ Athletics First Floor



# Stand Alone Athletic Facility

## ■ Athletics Second Floor

